

# \$344,900 - 9613 108 Avenue, Grande Prairie

MLS® #A2214214

**\$344,900**

5 Bedroom, 2.00 Bathroom, 1,087 sqft  
Residential on 0.20 Acres

Mountview., Grande Prairie, Alberta

Welcome to this rarely available, extensively upgraded bungalow – the perfect blend of comfort, style, and value. Centrally located, this home offers modern living at a modest price point, with room to build your dream garage.

Step inside to a bright, welcoming entryway framed by a large window that fills the living space with natural light. A gas fireplace with a custom stone feature wall creates a cozy focal point – ideal for relaxing evenings or hosting guests.

The fully renovated kitchen is a standout, boasting new cabinetry, countertops, tile backsplash, flooring, and stainless steel appliances. Both the main and lower-level bathrooms have been beautifully modernized with tiled showers, updated vanities, and stylish finishes throughout.

Upstairs, you’ll find three freshly painted bedrooms, including a spacious primary retreat. The professionally finished basement adds two more bedrooms, a storage room, and a well-appointed laundry/mechanical area – providing flexibility for family living, guests, or a home office.

Enjoy peace and privacy in your incredible south-facing backyard oasis:

- ?? Mature trees and beautiful landscaping
- ?? Sturdy wood fencing for added seclusion
- ?? Large concrete patio – perfect for summer entertaining
- ?? Fire pit, massive shed, and plenty of room for kids or pets to play



Mechanical upgrades include:

? High-efficiency furnace

? Hot water on demand

? Newer shingles

This home is move-in ready and packed with value â€” you truly have to see it to appreciate the quality and care throughout.

?? Contact your favorite REALTORÂ® today to book a private showing!

Built in 1962

### Essential Information

MLS® # A2214214

Price \$344,900

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,087

Acres 0.20

Year Built 1962

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

### Community Information

Address 9613 108 Avenue

Subdivision Mountview.

City Grande Prairie

County Grande Prairie

Province Alberta

Postal Code T8V1N2

### Amenities

Parking Spaces 4

Parking Parking Pad, RV Access/Parking

### Interior

Interior Features See Remarks

Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	46
Zoning	RS

## Listing Details

Listing Office	eXp Realty
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